

FOR LEASE

INDUSTRIAL WAREHOUSE UNITS

9746-54 Avenue, Edmonton, AB



HIGHLIGHTS

- 1,800- 7,200 sf (+/-) Industrial Office/Warehouse space
- Excellent access to 99th Street, 91st Street, Whitemud Drive and Gateway Boulevard
- Fenced storage compound available
- 9762: 1,800-3,600 sf office
- 9748/50: 3,600 sf office/warehouse with two 12 x 14' OH grade doors, reception area, open workspace, 2 offices, washroom with shower, lunch/meeting room and warehouse demisable
- 9778/80: 7,200 sf (5,400 sf warehouse/1,800 sf mezzanine)

CONTACT

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
8806 92 Street NW Edmonton, AB T6C 3R1

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PROPERTY DETAILS

BUILDING NAME	San Francisco Building	ZONING	IM (Medium Industrial)
MUNICIPAL ADDRESS	9740-9770 54 Avenue, Edmonton, AB T6E 0A9	PARKING	4 stalls / 1,800 sf
LEGAL DESCRIPTION	Plan: 8120337/8421409; Block: 12; Lots: 12 & 13	LOADING	12' x 14' OH Grade
TYPE OF SPACE	Warehouse/Shop	HVAC	Yes
CEILING HEIGHT	20.5' to deck, 18.5' to beam	POWER	100 amp, 120/240 volt (TBC)
		POSSESSION	Immediate

FINANCIALS

OPERATING COSTS \$4.99/sf (includes property taxes, insurance and CAM)

UTILITIES \$1.50/sf (all inclusive)

9778/80

SIZE 7,200 sf
(5,400 sf warehouse/1,800 sf mezzanine)

NET RENT \$6.50/sf

LOADING (2) 12' x 14' OH grade doors

AVAILABLE 60 day notice



9762

SIZE 1,800 - 3600 sf office demisable

NET RENT \$9.00/sf

ADDITIONAL INFORMATION Reception, 3 private offices, 2 washrooms and boardroom



9748/50

SIZE 1,800 - 3,600 sf office/warehouse

NET RENT \$10.00/sf (1,800 sf)
\$9.00/sf (3,600 sf)

LOADING (2) 12' x 14' OH grade doors

ADDITIONAL INFORMATION Reception area, 2 offices, washroom/shower, lunch room and warehouse

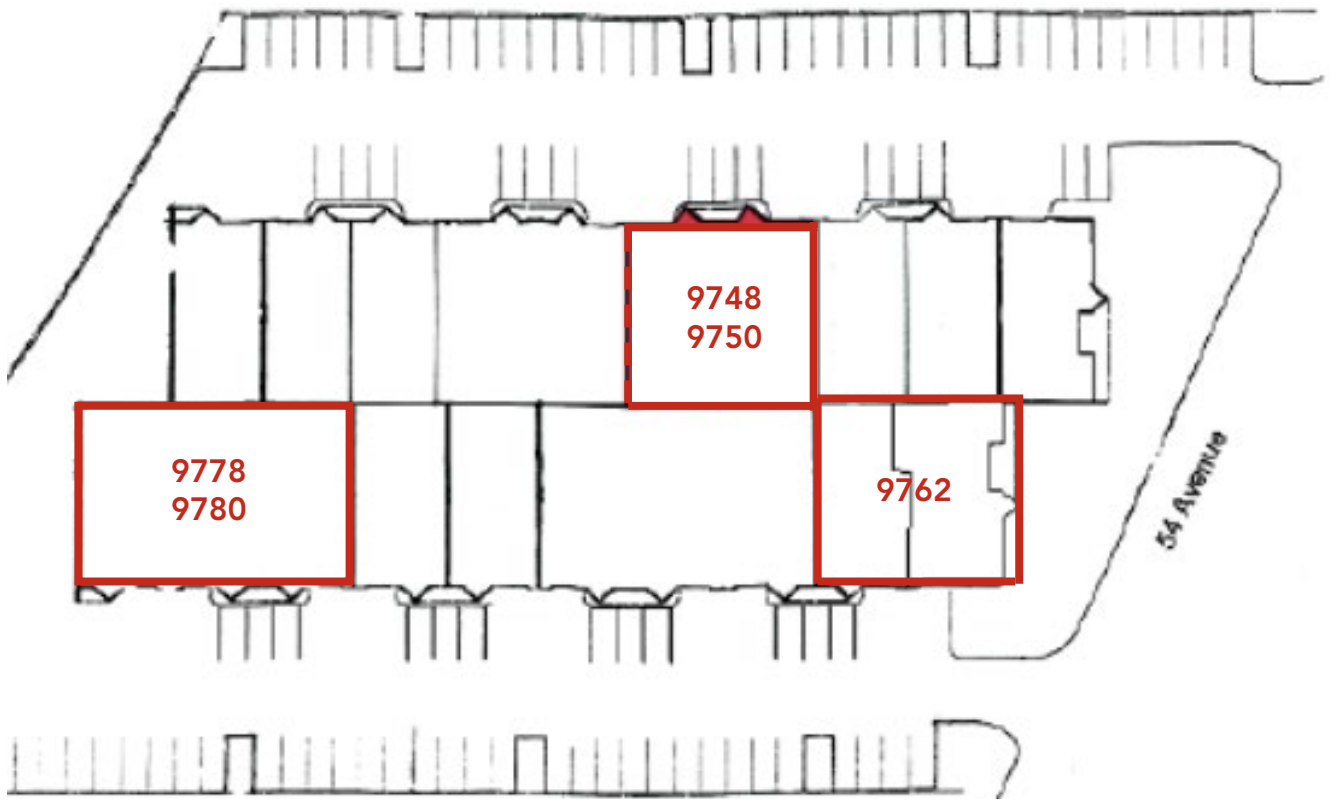


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FLOOR PLAN-MAIN FLOOR



PROPERTY LOCATION



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